

089.0

0005

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

855,600 /

855,600

USE VALUE:

855,600 /

855,600

ASSESSED:

855,600 /

855,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MEAD RD, ARLINGTON

## OWNERSHIP

Owner 1:	DEFEO JOHN R & ANNE J	Unit #:
Owner 2:		
Owner 3:		

Street 1: 6 MEAD RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:			
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 9,750 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2475 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	10	37A
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9750		Sq. Ft.	Site		0	70.	0.73	5									498,751						498,800	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										56904
										GIS Ref
										GIS Ref
										Insp Date
										11/07/18



## USER DEFINED

Prior Id # 1:	56904
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:55:22
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 089.0-0005-0008.A

!7268!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,900	0	9,750.	498,800	855,700	855,700	Year End Roll	12/18/2019
2019	101	FV	287,100	0	9,750.	505,900	793,000	793,000	Year End Roll	1/3/2019
2018	101	FV	287,100	0	9,750.	377,600	664,700	664,700	Year End Roll	12/20/2017
2017	101	FV	287,100	0	9,750.	342,000	629,100	629,100	Year End Roll	1/3/2017
2016	101	FV	287,100	0	9,750.	327,800	614,900	614,900	Year End	1/4/2016
2015	101	FV	270,800	0	9,750.	277,900	548,700	548,700	Year End Roll	12/11/2014
2014	101	FV	270,800	0	9,750.	263,600	534,400	534,400	Year End Roll	12/16/2013
2013	101	FV	270,800	0	9,750.	250,800	521,600	521,600		12/13/2012

Parcel ID

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TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12006-314		5/25/1971		34,000	No	No	N	

## SALES INFORMATION

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2005	633	Redo Bat	3,000			G7	GR FY07	
8/20/2001	603	Addition	12,000	C				ADD 10X14 BEDROOM

## ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	372	PATRIOT
5/24/2002	Permit Visit	PM	Peter M
2/22/2000	Inspected	276	PATRIOT
1/19/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 2	Rating: Average			EXTRA KITCHEN IN BMT.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: WHITE				A Kits: 1	Rating: Poor														
View / Desir:				Fapl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1957	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>															
Avg Ht/FL: STD	Phys Cond: GD - Good			18. %															
Prim Int Wall: 1 - Drywall	Functional:			%															
Sec Int Wall: %	Economic:			%															
Partition: T - Typical	Special:			%															
Prim Floors: 4 - Carpet	Override:			%															
Sec Floors: 3 - Hardwood	Total: 18.6 %																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:			
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>				089.0-0005-0008.A			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	18X10	A	AV	1998		0.00	T	16.8	101							
More: N				Total Yard Items:				Total Special Features:				Total:							